

Board of County Commissioners

Division of Planning & Development

Planning Department

209 North Florida Street, Suite 5 • Bushnell, FL 33513-6146 • Phone (352) 793-0270 • FAX: (352) 793-0274
SunCom: 665-0270 • Website: <http://bocc.co.sumter.fl.us/plandevelop>



DEVELOPMENT REVIEW COMMITTEE MEETING

July 7, 2003

Present: Robbie Rogers-Planning & Development Director/Chairperson, Richard Helms-Development Coordinator, Marie Keenum-911 Coordinator, Jennifer Kitchens-Clerk's Office, Skip Lukert-Building Official, Terry Neal, Attorney, Keith Hunter-Environmental Health Director, Bill Gulbrandsen-Fire Services Director, Michael Springstead-County Engineer, Barry Ginn-County Engineer, and Marge Thies-Acting Secretary.

The meeting convened at 2:03 P.M.

Mr. Gulbrandsen introduced Mr. Brad Burris to the Committee. Mr. Burris will represent the Fire Services Department when Mr. Gulbrandsen is unavailable.

Mr. Helms moved to approve the minutes from the June 23, 2003 meeting. Mrs. Keenum seconded the motion and the motion carried.

Old Business

None

New Business

Villages of Sumter: Latrobe Villas – Final Plat Review

Mr. Bill Bowsky, Farner Barley and Associates, was present and requesting final plat approval on a 65-lot subdivision. The Committee discussed staff comments and the surveyor's comments. The dedication of tracts A, B, C, D, and E needs clarification.

Mr. Helms moved for final plat approval subject to staff and surveyor comments being addressed. Mrs. Keenum seconded the motion and the motion carried.

Roberta Rogers, Director
Planning and Development
(352) 793-0270

Joey A. Chandler, Vice Chairman
Dist 2, (352) 748-5005
P.O. Box 530
Lake Panasoffkee, FL 33538

Richard Helms,
Development Coordinator
(352) 793-0270

Billy "Tiny" Rutter, Dist 3
(352) 748-4220
P.O. Box 37
Coleman, FL 33521-0037

Bernard Dew, County Administrator
(352) 793-0200
209 North Florida Street
Bushnell, FL 33513

James "Jim" Roberts, Dist 4
(352) 793-4776
209 North Florida Street
Bushnell, FL 33513

Benny G. Strickland, Chairman
Dist 1, (352) 753-1592 or 793-0200
209 North Florida Street
Bushnell, FL 33513

Robin Cox, Dist 5
(352) 793-6910
P.O. Box 1482
Webster, FL 33597

Mr. Mike Tucker, Villages Fire Chief, entered the meeting and assumed Mr. Gulbrandsen's chair for review of applications from The Villages.

VOS: Unit 77 – Final Plat Review

Mr. Bill Bowsky, Farner Barley and Associates, was present and requesting final plat approval on a 36-lot subdivision. The Committee discussed staff comments and the surveyor's comments.

Mr. Helms moved for final plat approval subject to staff and surveyor comments being addressed. Mr. Lukert seconded the motion and the motion carried.

VOS: Unit 78 – Final Plat review

Mr. Bill Bowsky, Farner Barley and Associates, was present and requesting final plat approval on a 63-lot subdivision. Staff comments were discussed. The surveyor's comments were not available but will be faxed to the agent. Tracts A, B and C need to be identified.

Mrs. Keenum moved for final plat approval subject to staff and surveyor comments being addressed. Mr. Lukert seconded the motion and the motion carried.

VOS: Heritage Villas – Final Engineering Approval

Mrs. Lori Webb-Paris, Miller Sellen Conner and Walsh, was present and requesting final engineering approval on a 64-lot subdivision. Mr. Springstead and Mrs. Webb-Paris discussed the comments made by Mr. Springstead in his review letter.

Mr. Hunter moved for engineering approval subject to all engineering items being addressed. Mr. Lukert seconded the motion and the motion carried.

Mrs. Rogers excused herself during the above discussion and returned after the vote.

VOS: Heritage Villas - Final Plat Review

Mr. Bowsky, Farner Barley and Associates, was present and requesting final plat approval on a 64-lot subdivision. Staff comments were discussed. The surveyor's comments were not available but will be faxed to the agent.

Mr. Helms moved for final plat approval subject to staff and surveyor comments being addressed. Mr. Lukert seconded the motion and the motion carried.

VOS: Hiahleah Villas – Final Plat Review

Mr. Bill Bowsky, Farner Barley and Associates, was present and requesting final plat approval on an 85-lot subdivision. Staff comments were discussed. The surveyor's comments were not available but will be faxed to the agent.

Mr. Helms moved for final plat approval subject to staff and surveyor comments being addressed. Mrs. Kitchens seconded the motion and the motion carried.

VOS: Unit 70 – Final Engineering Review

Mr. Bob Farner and Mr. Bob Palmer, Farner Barley and Associates, were present. The request was for engineering approval on a 438-lot subdivision. Mr. Springstead and the agents discussed the comments made by Mr. Springstead in his review letter. Mr. Helms reminded the Committee that the preliminary plans that were submitted had not been approved by the DRC. The DRC is requesting an additional access to the development. The Villages will appear before the Board of County Commissioners on July 8th to discuss this further.

Mr. Helms moved for final engineering approval, subject to the action taken by the BOCC at their meeting on July 8th. Mr. Lukert seconded the motion and the motion carried.

VOS: Winifred Postal Park and Neighborhood Recreation Center – Final Engineering Review

Mr. Ed Abshier, Grant and Dzuro, was present and requesting final engineering approval on a 2.09 acre project. Mr. Abshier and Mr. Springstead discussed the comments in Mr. Springstead's review letter.

Mr. Helms moved for engineering approval, subject to Mr. Springstead's comments being addressed. Mr. Lukert seconded the motion and the motion carried.

VOS: Southern Trace Plaza – Preliminary Review

Mr. Bob Farner and Mr. Jeff Head, Farner Barley and Associates, were present and requesting preliminary plan approval on a major development that will consist of 25+ acres of commercial development (retail and office space). Areas of discussion were: fire protection (sprinkler systems and fire hydrants), dumpsters, crosswalks, outdoor lighting, setbacks, parking spaces, handicap accessibility, and bicycle parking.

Mr. Helms moved for preliminary plan approval, subject to all items discussed by the Committee being addressed. Mrs. Keenum seconded the motion and the motion carried.
(It was noted the Memorandum of Agreement would not be discussed at this meeting.)

Mr. Tucker left the meeting and Mr. Gulbandsen assumed his chair.

Mr. Springstead excused himself due to a conflict of interest on the next agenda item. Mr. Barry Ginn, Ginn Engineering, Inc. assumed his chair.

Big Cypress Fish Camp: Special Use Permit

Mr. David Springstead, Springstead Engineering, and Mr. Billy Albair, property owner, were present and requesting conceptual plan approval for a fish camp that will consist of six cabins, a store, and a storage area. It was noted the property falls within the 100-year flood plain. All structures will be built on pilings. There will be a minimal amount of filling along the roadway.

The proposed traffic count was 22 trips per day. Boats will be launched at the county boat ramp across the outlet. Mr. Gulbrandsen and the agent discussed the location of the fire hydrant. Mr. Gulbrandsen and Mr. Springstead will meet with a representative from the Lake Panasoffkee Water Association to discuss the possibility of relocating the hydrant.

Mr. Helms moved to recommend approval to the Zoning and Adjustment Board. Mr. Hunter seconded the motion and the motion carried.

The next DRC meeting is scheduled for July 14, 2003.

Mr. Helms moved to adjourn. Mr. Lukert seconded the motion and the motion carried. The meeting adjourned at 3:45 P.M.